028.A	0001	0042.1	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	563,800 / 563,800
					USE VALUE:	563,800 / 563,800
					ASSESSED:	563,800 / 563,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	SCHOENFELD JANET & MICHAEL
Owner 2:	
Owner 3:	
Street 1:	9510 RED APPLE LN
Street 2:	
Twn/City:	COLUMBIA
St/Prov:	MD Cntry: Own Occ: N
Postal:	21046 Type:

PREVIOUS OWNER

Owner 1:	GLETTLER JAMES B & -
Owner 2:	KUNG HSAING-JEAN -
Street 1:	42 GRAFTON STREET UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 1349 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	559,800	4,000		563,800
Total Card	0.000	559,800	4,000		563,800
Total Parcel	0.000	559,800	4,000		563,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.94 | /Parcel: 417.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 310252
GIS Ref:
GIS Ref:
Insp Date: 05/18/18

PREVIOUS ASSESSMENT

Parcel ID: 028.A-0001-0042.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	499,700	4000	.		503,700	503,700	Year End Roll	12/18/2019
2019	102	FV	476,400	4000	.		480,400	480,400	Year End Roll	1/3/2019
2018	102	FV	420,800	4000	.		424,800	424,800	Year End Roll	12/20/2017
2017	102	FV	383,200	4000	.		387,200	387,200	Year End Roll	1/3/2017
2016	102	FV	383,200	4000	.		387,200	387,200	Year End	1/4/2016
2015	102	FV	349,700	4000	.		353,700	353,700	Year End Roll	12/11/2014
2014	102	FV	333,300	4000	.		337,300	337,300	Year End Roll	12/16/2013
2013	102	FV	333,300	4000	.		337,300	337,300		12/13/2012

!15618!

PRINT

Date	Time
12/11/20	05:18:52

LAST REV

Date	Time
04/28/20	13:51:28

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15618

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLETTLER JAMES	72849-300	1	6/28/2019		650,000	No	No		
GLETTLER JAMES,	64563-499		11/25/2014	Convenience	1	No	No		
MAGUIRE JANET G	55231-131		8/24/2010		325,000	No	No		
MAGUIRE JANET G	51597-351		8/21/2008			No	No		MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2018	1443	Re-Roof	16,586	C				
10/1/2014	1294	Redo Kit	26,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2019	Mail Update	JO	Jenny O
9/9/2019	SQ Returned	MM	Mary M
5/18/2018	Measured	DGM	D Mann
1/23/2009	Meas/Inspect	372	PATRIOT
1/7/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8014													G10			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	4 - Loose Msry.		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98970103
Adj $ / SQ:	394.148
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627592
Depreciation:	67780
Depreciated Total:	559812

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	413.86
Special Features:	0	Val/Su Net:	414.97
Final Total:	559800	Val/Su SzAd	414.97

SKETCH

UnSketched SubAreas:
GLA: 1349,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,349	394.150	531,706

Net Sketched Area:	1,349			Total:	531,706
Size Ad	1349	Gross Are	1349	FinArea	1349

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

028.A-0001-0042.1

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X21	A	GD	1930	26.90	T	30	102			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:	Total: 4,000